

28017 TRACY ROAD  
WALBRIDGE, OH 43465  
(PERRYSBURG TWP)

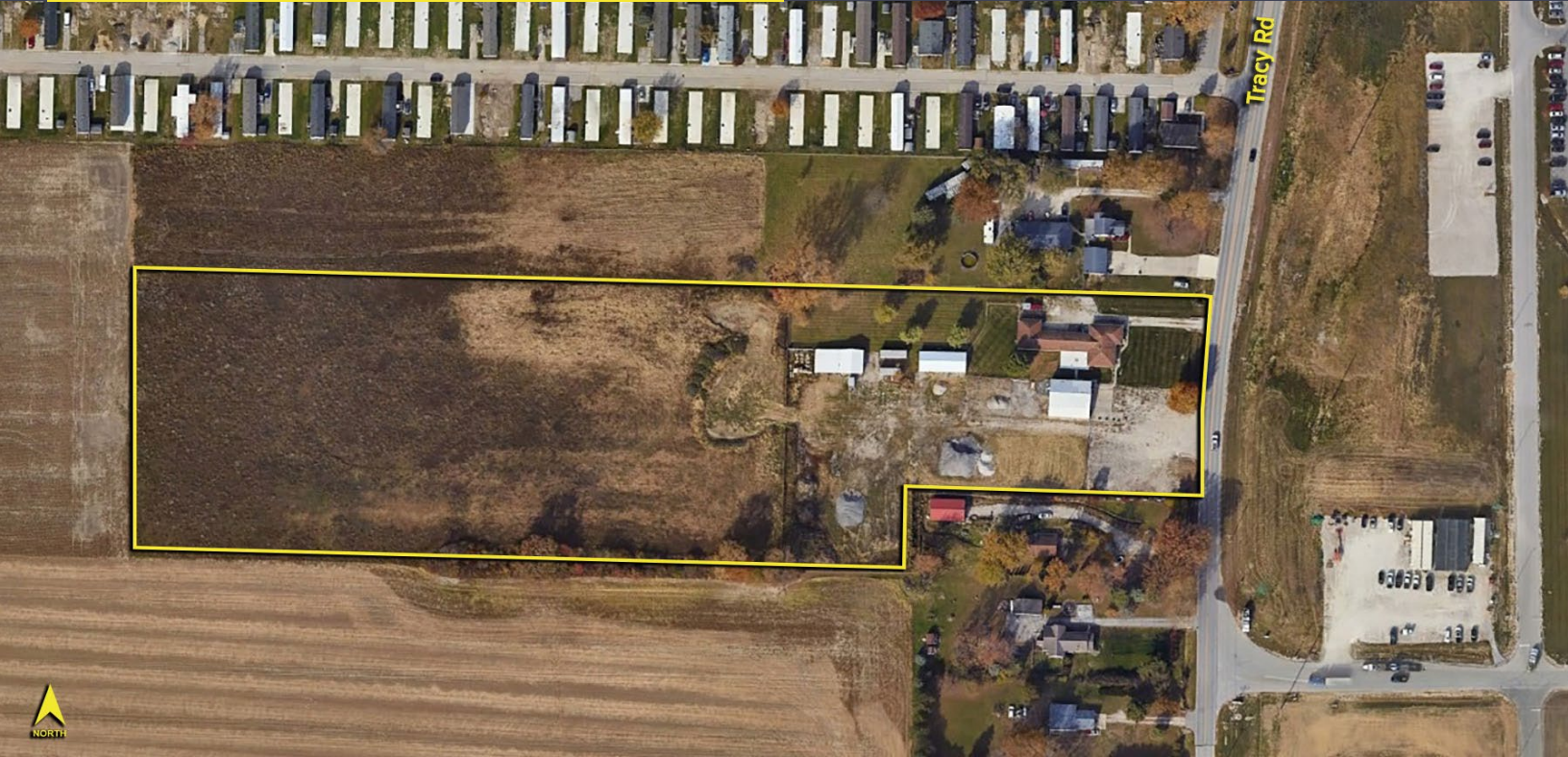


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FULL-SERVICE COMMERCIAL REAL ESTATE

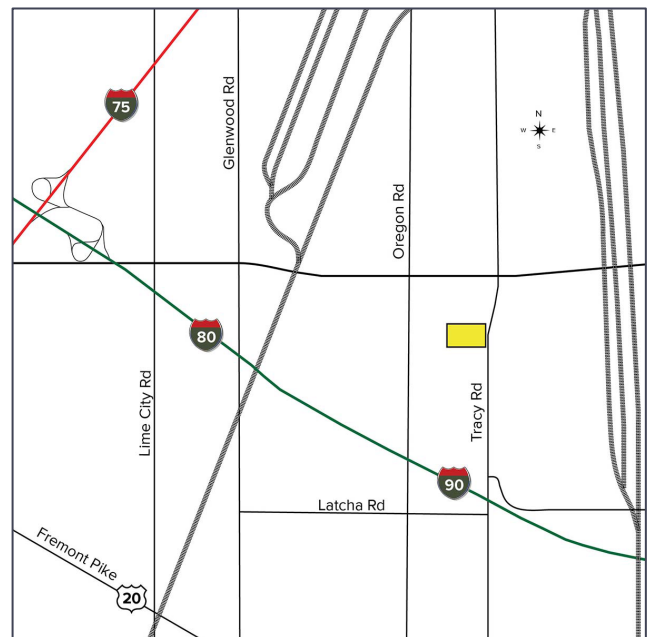
**VACANT LAND FOR SALE**  
9.57 Acres Available

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Price:	\$700,000
Acreage:	9.57 acres
Dimensions:	Approx. 1,300' x 350'
Closest Cross Street:	State Route 795
County:	Wood
Zoning:	Unzoned
Easements:	Of record
Curb Cuts:	Two
Topography:	Flat
Survey Available:	No



For more information, please contact:

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# 28017 Tracy Road, Walbridge, OH 43465

## Vacant Land For Sale

9.57  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Good
Improvements:	See below
Restrictions:	None
Sign on Property:	Yes

### Adjacent Land

North:	Residential
South:	Residential
East:	Industrial (First Solar)
West:	Agricultural/Industrial (First Solar)

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,241	\$64,305
3 MILE	10,395	\$75,733
5 MILE	54,293	\$81,221

### UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	Northwestern Water & Sewer
Sanitary Sewer:	Northwestern Water & Sewer
Storm Sewer:	Northwestern Water & Sewer

### TRAFFIC COUNTS (TWO-WAY)

TRACY ROAD	3,965 (2023)
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### Comments:

- The 5-acre parcel on the north side includes a 1950 1,699 square foot house remodeled in 1996 with modern day features on a crawlspace. There is also an 1,820 square foot attached garage.
- Wood County records also report a 48' x 34' pole barn on a slab that was built in 1987 and a 48' x 12' lean-to attached built in 2001. There is also a 54' x 24' pole barn built in 2005 and a 30' x 24' garage. The residence is currently occupied.

### 2024 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
P57-400-010000007000	5.00	\$4,692.84	\$70,700	\$160,400	\$231,100
P57-400-010000008001	4.57	\$1,189.10	\$54,000	\$0	\$54,000
<b>Totals:</b>	9.57	\$5,881.94	\$124,700	\$160,400	\$285,100

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.